

03-R-0564

A SUBSTITUTE RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A SUBSTITUTE RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT, LLC TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE HARRIS HOMES REVITALIZATION PHASE II, A MULTI-FAMILY, ELDERLY, MIXED-INCOME COMMUNITY LOCATED AT 920 JOSEPH E. LOWERY BOULEVARD (FORMERLY ASHBY STREET), SW ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Harris Redevelopment, LLC, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Harris Homes Revitalization Phase II, a multi-family elderly, mixed income community located at 920 Joseph E. Lowery Boulevard (formerly Ashby Street); and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Harris Homes Revitalization Phase II, is located within census tract 42 (formerly 42.95) which is an eligible census tract for Low-Income Housing Tax Credits and which has been designated as a Community Development Impact Area, Renewal Community, and is part of the West End LCI Plan; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – T has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Harris Redevelopment, LLC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Harris Redevelopment, LLC, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Harris Homes Revitalization Phase II.

<p>Exhibit A Project Description</p>
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Harris Homes Revitalization Phase II

Applicant/Developer Harris Redevelopment, LLC proposes to renovate the former Harris Homes public housing community. The revitalization master plan contemplates the transformation of the former 510 public housing units into a new mixed-income mixed-use community that will ultimately consist of approximately 800 multi-family apartments, 30,000 square feet of retail space, a 100+ room hospitality facility, structured parking deck, multi-purpose community center with early childhood learning facility, medical center, and 75 newly constructed single family homes. This application represents Phase II of the overall development.

Street Address: 920 Joseph E. Lowery Blvd, SW (formerly Ashby St.)

Construction Type: New Construction

Number of Units: 85 (Elderly Apartment Units)

Unit Mix: 64 (75%) Public Housing/Tax Credit @ 60% AMI
21 (25%) Market Rate

60% 1BR @ 700 S.F.
40% 2BR @ 900 S.F.

Total Acreage: 2 Acres (approximately)

Zoned: MR-3 (Multi-Family Residential Sub District 3)

Amenities: Energy-efficient Appliances
Central Heating and Air
Dishwashers and Disposals
Washers and Dryers
Controlled Access Gates
Leasing Office
Community Room

Construction Start Date: April 2004